

(In reply please quote our Ref. No.)

Date :

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B/5467/TC02/244/S/2013

1st August, 2013

TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

1. The Municipal Corporation of Greater Mumbai hereinafter referred to as "M.C.G.M." is the owner of the property situate at Parel Sewri Division and more particularly described in the Schedule hereunder written which is hereinafter referred to as "the said property".
2. Our client M/s Omkar Realtors & Developers a partnership firm (earlier known as Shree Siddhivinayak Enterprises) is hereinafter called "the said Omkar Firm". M/s. Velocity Realtors Pvt. Ltd. & M/s. Task Realtors Pvt. Ltd. are the only partners of the said Omkar Firm.
3. We have not seen any original Title Deeds related to ownership of M.C.G.M., their names appears on the respective Property Register Cards (PR Cards) as owners.
4. M.C.G.M. has issued Annexure-II bearing reference no. ACFS/31995/SLUM on 3rd December, 2009 stating that the said property is Municipal Slum Colony and is also a censused slum as per notification no. SLM/1075/5280/E dated 12th December, 1976.
5. The Slum Rehabilitation Authority has granted its LOI bearing No. SRA/ENG/2069/FS/ML/LOI dated 21st April, 2011 in favour of the said Omkar Firm for the redevelopment of the said property under the provisions of D.C. Regulation No 33 (10) read with Appendix IV under Slum Rehabilitation Scheme.
6. M/s. Omkar Realtors and Developers Pvt. Ltd. hereinafter referred to as "ORDPL", M/s. Darshan Realtors Pvt. Ltd. hereinafter called "the said Darshan" and "the said Omkar Firm" has entered into a Joint Venture Agreement dated 6th April, 2011 for amalgamating/clubbing all the individual schemes into Larger Scheme and for

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Kalpana Sen
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joint development of the Larger Plot. ORDPL , the said Darshan and the said Omkar Firm will be hereinafter collectively referred to "the said Omkar".

7. The said Omkar Firm has applied for amalgamation of the said property with another SRA scheme properties along with "ORDPL and "the said Darshan" . The Slum Rehabilitation Authority has granted its Amalgamated LOI bearing no. SRA/ENG/1678/FS/ML & PL/LOI dated 23rd December, 2011 hereinafter referred to as "the said Amalgamated LOI" in the name of " M/s.Omkar Realtors and Developers Pvt. Ltd. in Joint venture with the said Omkar Firm".
8. "The said Omkar" have entered into a Development Agreement dated 25th September, 2012 with L&T Parel Project LLP duly registered with the Sub-Registrar of Mumbai bearing Registration no. BBE-2-7440-2012 for development of the said property along with other properties on the terms and conditions mentioned therein.
9. The said Omkar has kept all the title documents and deeds relating to the said property in the custody of L & T Parel Project LLP as mentioned in the clause no. 5.5 (x) and 8.1(xvii) of Development Agreement dated 25th September, 2012.
10. "ORDPL", "the said Darshan" and " the said Omkar Firm" has entered into a Supplemental Agreement dated 3rd October, 2012 to Joint Venture Agreement dated 6th April, 2011 deciding the revenue sharing ratio between them.
11. From time to time we have caused searches to be taken of the said property in relevant Sub Registry. Our search clerk has informed us that the records of the said Parel Shivdi (Sewri) Division is either partly or completely in torn condition for year

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1963 to 1965, 1971 to 1981, 1983 to 2007 and Index -II for the year 2011 to 2013 are not maintained properly and not available for search.

12. We have issued public notices inviting claims from the Public in Free Press Journal on 10th August, 2011 and Nav Shakti also on 10th August, 2011. We have not received any claims or demands or Objection pursuant to the publication of the said notices.
13. Mr. Bipin Ajrekar, Director of M/s. Velocity Realtors Pvt. Ltd. as well as M/s. Task Realtors Pvt. Ltd. has made and executed Declaration Cum Indemnity dated 31st July, 2013 regarding the Title of the said property.
14. We hereby certify that subject to (i) no adverse document being found to be registered in the years when the records of the Sub-Registrar were torn or partly torn or were not available, (ii) the said Omkar including our client complying on the terms and conditions of LOI dated 21st day of April, 2011 and 23rd December, 2011 issued to them and (iii) the terms and conditions of the Development Agreement dated 25th September 2012, our client and L& T Parel Project LLP has the right to develop the said property. Under clause no. 20 of the said Development Agreement, L&T Parel Project LLP has the rights to sell/allot/lease the Premises being the flats, shops, offices, or any other tenements proposed to be constructed in the Free Sale Buildings along with parking spaces, open spaces, garden, etc. on the Free Sale Project as per terms and conditions of the said Development Agreement.

Bankimchandra P. Khona
Ms. Zarana Khona Ahmed

Law Firm of Khonas
Solicitors & Legal Consultants

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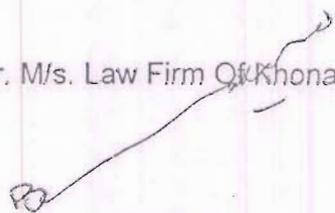
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SCHEDULE ABOVE REFERRED TO

ALL THOSE pieces or parcels of land or ground admeasuring 14391.05 Sq. mtrs or thereabouts with structures standing thereon bearing C.S. No. 437(pt) & 440 (pt) of Parel Shivdi (Sewri) Division situate at Jerbai Wadia Road Seweree, F/South Ward of Municipal Corporation of Greater Mumbai within the Registration and Sub-Registration District of Mumbai City and Mumbai Suburban.

Mumbai, dated this 1st day of August, 2013

For. M/s. Law Firm Of Khonas


Partner

Solicitors & Legal Consultants

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